



## Austin Area Housing & Community Dialogue Notes

### Long Range Planning for Affordable and Workforce Rental Housing

#### Challenges

- Integrate communities of color
- Affordable to HH ↓ 80% AMI
- Knowing the need
- New construction vs. preserve existing
- Affordable WF housing w/o subsidy ~ \$1,000/month rents

#### What's Working

- Ground work is in place
  - Studies
  - Assessments
  - Knowledge
- Engage employer (Austin)
  - Foundation
  - Government entities – City, County, School, HRA
  - Communities and Citizens

#### What's Not Working

- Market rate construction isn't happening
  - Perception of risk
- Vacant subsidized units in small, rural communities

#### Wants

- New construction of large units – 3, 4, 5 bedroom units
- Scoring adjusted so N.C. can compete with preservation where needed – documented by community.
- Regional approach to modest market rate development (Warren's model) 80-120% AMI
- Connect foreclosure with seat site model to provide larger affordable units
- Funding for Regional RHAG

#### Going to Do

- Austin HRA – find others to work with on new development
- GMHF – shop concept of St. Cloud model to HRA's, Three Rivers, others.
  - Pilot it
  - Include Miller Construction?
- Advocacy on scoring for resources
  - Three Rivers CAC
  - Share local need (QAP)



- Mission related investment (GMHF) by Hormel Foundation – start conversation/exploration
- Leverage work of Greater Minnesota Partnership

### **Single Family Housing Needs: Lending, Rehab and Construction**

#### Challenges

- Bias of others moving into their community; demographic changes
- Lack of connection/awareness of resources and networking opportunities
- Credit challenges – high student loan debt; delinquencies, universal problem
  - Landlords holding tenants back because they don't want to lose tenants
- Less opportunity for profit when renovating and reselling houses
- Lack of savings; no concept of saving budgeting and building assets
- Limited supply of quality, moderately priced housing
- Cost of building homes
- Fewer contracts/builders
- Lack of knowledgeable loan officers who understand special programs or will work with emerging markets

#### Solutions

- Address trust factor
- Financial coaching/empowerment (involve banks-build trust)
- Education of banking and mortgage system
- Involving employers
  - Encourage direct deposits, banking, 401K
  - Tax advice
- Engage community banks, credit unions
- Banks advertise resources
- Communications
  - Translation services
  - Advertising in other languages
- Convene different organizations to develop a plan to address housing needs and identify funding needs
- Summarize programs/resources available so partners and public know what is offered